

BETHEL ISLAND MUNICIPAL ADVISORY COUNCIL

MINUTES – February 10, 2009

Chairperson Bittner called the regular meeting of the Bethel Island Municipal Advisory Council to order at 6:00 p.m. held at Scout Hall, 3090 Ranch Lane, Bethel Island, California.

MEMBERS PRESENT: Cameron, Graas, Marshall, Stokley and Chairperson Bittner.

MEMBERS ABSENT: None.

PRESENTATION OF COLORS:

The Pledge of Allegiance was lead by Council Member Stokley.

APPROVAL OF AGENDA:

M/Stokley

S/Cameron

Members Present Approved the Agenda for February 10, 2009 as Submitted. Vote: 5-0.

APPROVAL OF MINUTES January 13, 2009

M/Stokley

S/Cameron

Members Present Approved the Minutes of January 13, 2009 as submitted. Vote: 5-0.

PUBLIC COMMENTS:

There were no Public Comments.

REPORTS

1. Office of the Sheriff

There was no Sherriff report.

2. Marine Patrol

There was no Marine Patrol report.

3. California Highway Patrol

There was no California Highway Patrol report.

4. Fire/Public Safety – Jake Gonzalez, East County Fire Protection District

Jake Gonzales, East County Fire Protection, presented and reviewed the January, 2009 incident report.

Mr. Gonzales gave an update on the Bethel Island Fire Station temporary modular unit which should be in for review in the next week. He stated they estimate it will take two months to relocate the new station into the modular unit.

Mr. Gonzales stated the new fire boat was completely in service stationed at Bethel Harbor and all personnel have been trained. The boat from the Sheriff's Department is in for maintenance and service. They are still in negotiations with the Sheriff's Department for the use of the boat once it's back in the water.

Mr. Gonzales explained the boundaries of East County Fire Protection District, the staffing available and the equipment and capacities of the equipment that was immediately available for use on Bethel Island.

DISTRICT V: SUPERVISOR'S OFFICE: Lynn Reichard

Ms. Reichard stated that Public Works was moving forward on the street name change now that they had received the letter from East County Fire Protection District. Public Works would be sending out letters to the residents of the affected streets asking for the name change which they would need ninety percent of the residents to agree to the change.

Member of the audience stated that she had deep concerns of the ninety percent responses of homeowners that is why they thought if it was a health and safety issue that would over rule the ninety percent. It's hard to get a ninety percent response to anything not just this issue and felt it was unrealistic.

Ms. Reichard also announced the next Joint MAC meeting would be hosted by Bethel Island at present was scheduled for April 25th and requested any agenda items to be forwarded to her.

GUEST SPEAKERS: CONSERVATION AND DEVELOPMENT DEPARTMENT

Chairperson Bittner informed the audience that the Conservation and Development Department was here to give information only regarding the department and their processes. If there were individuals that wanted to bring up a specific issue there were complainant forms and sign up sheet on the back table.

Chairperson Bittner introduced Jason Crapo, Building Inspection Director. Mr. Crapo introduced his staff at the meeting Mike Silva, Gano Thomas, Debra Laughlin and Ruben Hernandez and gave a brief description of their positions within the department. He then turned the presentation over to Mike Silva for an overview of the permit process.

Mike Silva stated that the Building Inspection Department was responsible for any electrical, plumbing or building repairs, additions or new construction. It is important to call the Building Department before any of the above are started to see what permits are required.

In regards to Code Enforcement this is complaint driven, forms can be downloaded or mailed or just call the department and one will be filled out. It is important to give your name

and information in case the department needs to notify you at a later date but is not mandatory. Mr. Silva explained the process: Once a complaint is received a courtesy letter is sent stating that you may have a violation on your property with a description of the violation(s) it also states you have ten days to contact the department of the violation being cleared or how to move forward. If no contact is made within the time frame a Notice to Comply is sent again with a time frame. If there is again no contact, the next step is taken of a citation or abatement process. The owner of the property at this point can file an administration appeal. If still no compliance, a certified letter is sent to Assessor's record address along with the property being posted. The most important thing is to contact the Code Enforcement Office once a courtesy letter is sent.

Mr. Silva stated there are several programs available to help bring homes up to code such as the Weatherization Program which is available to both owner-occupied and rental units and the Neighborhood Preservation Program only available to low-income owner occupied homes. He stated he would speak more on those at the March Bethel Island Municipal Advisory Council meeting.

Mr. Silva stated they are also in charge of the abandoned vehicle program. A vehicle must be able to move fifteen feet back and forth on its own power and be registered to not be considered abandoned

Mr. Crapo stated that they were here to help residents and make the department covenant to the residents with their Brentwood office and the availability of scheduling an appointment for planning issues at the Bethel Island Chamber office.

Gano Thomas stated that the Brentwood office is open five days a week from 8:00 a.m. to Noon and 1:00 p.m. to 5:00 p.m. full services are available such as questions regarding process to plan checking. Debra Laughlin is available at the Bethel Island Chamber office by appointments on Wednesdays and Thursdays and will be the person that will see the whole project from beginning to end.

Member of the audience asked why the burden of proof was on the homeowner when the County states that permits were not pulled. Mr. Silva stated the burden of proof is on the homeowner in a case when permits are not found due to the fact that without the homeowner's written permission the Building Department does not have access to the Assessor's records plus the Building Department does not know your neighbors who can submit a notarized letter stating their knowledge of the period of time that the home has existence in present state.

Member of the audience stated that it is felt around the island that the Building inspector can't be trusted and that the records are not accurate with many of the homes predating the department. Mr. Silva stated that mistakes can happen. If residents don't feel they are getting treated fairly they can contact either Gano Thomas or himself. If the inspector is working on a case and sees a violation he can't look away.

A member of the audience stated the island was unique in regards to the age of the homes, shape of the properties and wondered if there was a way to grandfather what currently exist and move forward. If changes were made in the future then the current codes would apply. Mr. Silva stated homes that were built pre-1948 have been grandfathered.

A member of the audience was concerned that when someone does try to solve an issue they are passed around to the different County departments and a solution is never found or is found after the resident has spent more money and time that can be afforded without the

cooperation of the department.

Councilman Marshall stated that the department has heard from the audience and the audience has been given the chance to speak with someone personally by either filling out a complaint form or signing the sheet in the back. He suggested the department be given the chance and report back at the March meeting.

Councilman Stokley stated that about six months ago the Building, Planning and Redevelopment Departments were merged and are currently working through issues. He stated that there have been several meetings with top County people to get input towards change and suggested giving the departments the chance to implement those changes.

Adjourned the Bethel Island Municipal Advisory Council Meeting at 7:30 p.m.

Reconvened the Bethel Island Municipal Advisory Council meeting at 7:35 p.m.

BETHEL ISLAND/DELTA (CHAIR)

There was no Bethel Island/Delta report.

COMMITTEE REPORTS:

1. Code Enforcement

There was no separate Code Enforcement Report.

2. Bethel Island Chamber

Rich Marshall reported that the cell phone tower that the chamber has been working on for the past six months is now in the permit process.

3. Bethel Island Municipal Improvement District

Ralph Maloney, BIMID Director, stated that a rumor has been spread regarding a Code Enforcement Officer riding around on the levees with BIMID employees. He wanted to state that the Code Enforcement Officer is not riding with BIMID nor will he be allowed to due to the fact that the levees are private property and can only be accessed by the Code Enforcement Officer with the property owners' permission.

4. Ad Hoc Park Committee

There was no Ad Hoc Park Committee report.

5. Citizens' Fire Committee

Mark Whitlock reported that they working on the dry hydrant ideas with BIMID and Chief Henderson in regards to the possibility of getting the fire hydrants in the downtown areas up and running.

In regards to the last fire at the mobile home park, the fire department did an excellent job. It could have easily spread.

Mr. Whitlock stated that the ISO is still at 5 and warned residents that if they receive a letter from their insurance company stating different please contact Chief Henderson's office for their assistance.

PERMIT APPLICATIONS

There were no Permit Applications.

NEW BUSINESS

There was no New Business.

OLD BUSINESS

a. "Bethel Island Area(s) House Number Project"

Councilman Cameron reported that there has been 162 signs ordered and the fire department has set up approximately 70 to date. He advised that the order forms are in the Post Office, Delta Island Real Estate Office and on the BIMID Website to download. He was very happy with the progress to this point and looked forward to 100% of the homeowners participating in this program.

CORRESPONDENCE

Chairperson Bittner reviewed the correspondence received.

ANNOUNCEMENTS

Chairperson Bittner announced that First 5 was offering free tax preparation for low-income families.

ADJOURMENT

There being no further business before the Bethel Island Municipal Advisory Council, Chairperson Bittner adjourned the meeting at 8:10 p.m. to the next regular scheduled Municipal Advisory Council meeting on March 10, 2009 at 6:00 p.m. to be held at the Scout Hall at 3090 Ranch Lane.

Submitted by,

Lynn Reichard
Reporting Secretary